

**144 WEST
GEORGE ST.
GLASGOW**



STRATEGICALLY POSITIONED IN THE HEART OF GLASGOW'S CENTRAL BUSINESS DISTRICT



Equidistant between Queen Street and Central mainline railway stations and in close proximity to all bus routes and subway network, 144 West George Street is an ideally located Grade B listed building in the heart of Glasgow City Centre.

Sustainability and well-being has been a focus of recent refurbishments, including new electric boilers, Green contracts on all common parts electricity and new secure bike store, as well as showers on the ground floor and enhanced DDA access.





FIFTH FLOOR

Extending to 4,110 sq ft the fifth floor at 144 West George Street has been fully refurbished to provide the following specification:

- LED lighting
- Air Conditioning
- Raised access floor
- 2x High quality meeting rooms
- Kitchen / breakout area
- Dedicated male, female and accessible toilets
- Fibre ready



FIFTH FLOOR SPACE PLAN

Professional Working At 1:10

The 5th floor is offered as a fully furnished solution in line with the following floor plan.

4,110 SQ FT (382 SQ M)

Density 1:10

38 Workstations 1,400 x 800mm

TOTAL 38

SUPPORT FACILITIES

- 01 Waiting Area
- 01 12P Boardroom
- 01 8P Meeting Room
- 01 Collaboration Area
- 02 1P Work Pod
- 01 Tea Point / Breakout
- 01 Print Hub
- 01 Lockers
- 01 Comms Room
- 01 Store



SPECIFICATION



**Secure Door
Entry System**



**2 X 8 Person
Passenger
Lifts**



**LED
Lighting**



**Enhanced
DDA Access**



**Dedicated Male,
Female And
Accessible Toilets
With Access To
Communal Shower
Facilities**



**Air
Conditioning**



**Car Parking,
Cycle
Storage &
Lockers**



**Remodelled &
Refurbished
Entrance**



SUSTAINABILITY



EPC Rating - A



**Green contracts on common
parts electricity**



**PIR sensors on all common
area LED lights**



**Decommissioning of
oversupplying gas boilers**



**2 new Valliant Eco Boilers fitted
with heat exchangers**



**Dedicated bike storage and
shower facilities**

● BARS / RESTAURANTS

- 01 Merchant
- 02 Blue Dog
- 03 Babs
- 04 The Drum & Monkey
- 05 Topolabamba
- 06 Chaakoo
- 07 All Bar One
- 08 Miller & Carter
- 09 Mezcal
- 10 Bavaria Brauhaus
- 11 Rosas Thai
- 12 Cafe Wander
- 13 YO! Sushi
- 14 The Last Bookshop
- 15 Hope and Vincent
- 16 Haulomi
- 17 Devil Of Brooklyn

● HOTELS

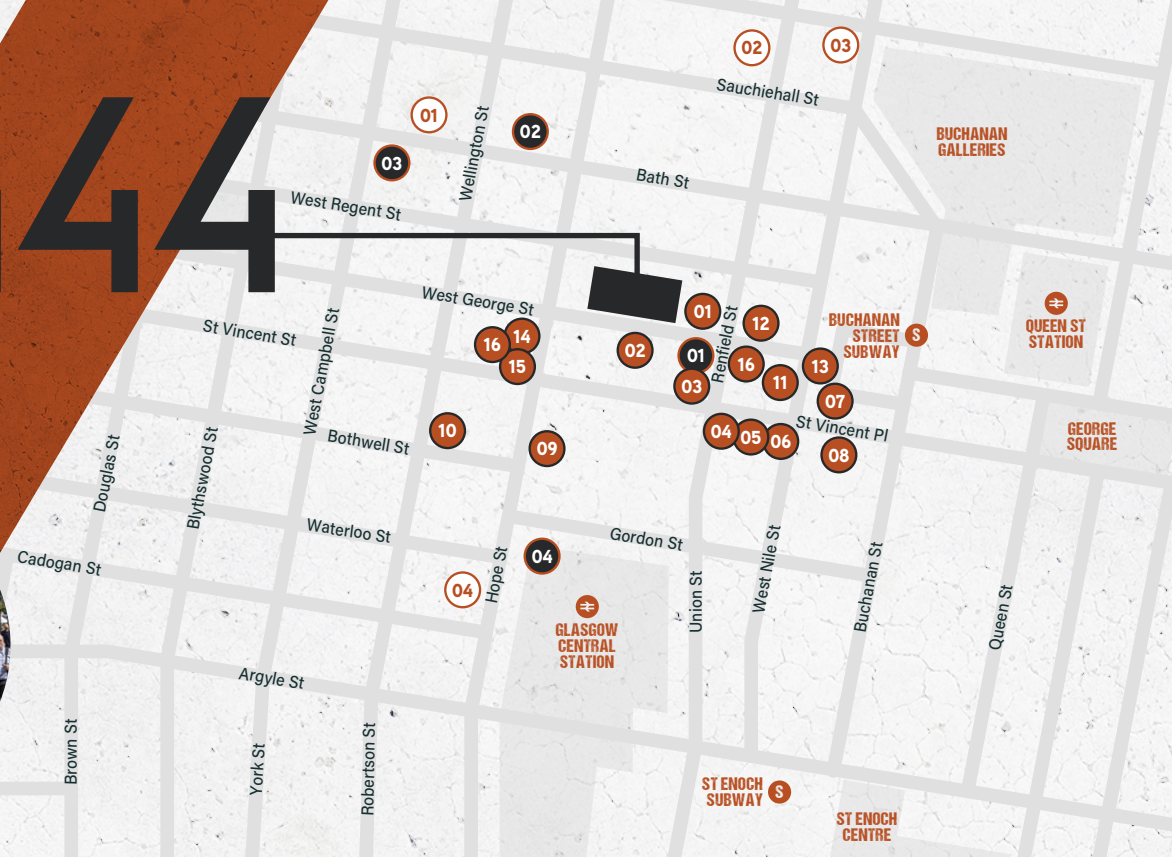
- 01 The Address
- 02 Apex
- 03 Hampton by Hilton
- 04 Grand Central Hotel

○ LEISURE

- 01 PureGym Bath St
- 02 Pavilion Theatre
- 03 Cineworld Cinema
- 04 PureGym Hope St



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VIEWING & FURTHER INFORMATION

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TERMS

The suite is available on a new FRI lease on terms to be agreed.

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